Monthly Indicators

July 2026

U.S. existing-home sales declined 2.4% from the previous month to a seasonally adjusted annual rate of 4.09 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast but declined in the West, South, and Midwest. Compared to a year earlier, existing-home sales rose 2.8%, with gains in the Midwest, South, and West while remaining unchanged in the Northeast.

- Single Family - Existing Homes Closed Sales were down 0.8 percent to 491.
- Single Family - New Construction Closed Sales were down 4.9 percent to 156.
- Townhouse/Condo Closed Sales were up 7.7 percent to 42.

- Single Family - Existing Homes Median Sales Price increased 2.7 percent to $295,000.
- Single Family - New Construction Median Sales Price decreased 0.7 percent to $351,047.
- Townhouse/Condo Median Sales Price increased 18.4 percent to $219,000.

Nationally, the median existing-home price hit a new record of $440,600, a 1.8% increase from a year earlier, NAR reported. Home prices have now increased on an annual basis for 36 consecutive months, reflecting continued demand despite inventory remaining below historically balanced levels. Heading into July, there were 1.56 million properties for sale, down 0.6% month-over-month but up 1.3% from the same period last year, representing a 4.6-month supply at the current sales pace. Homes spent a median of 28 days on the market, with first-time homebuyers accounting for 33% of home purchases.

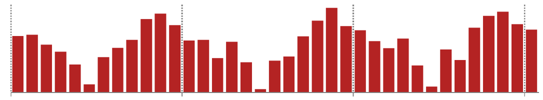
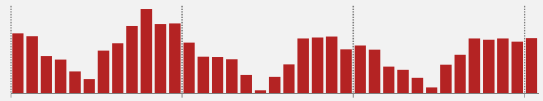
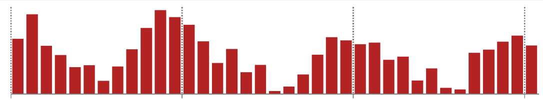
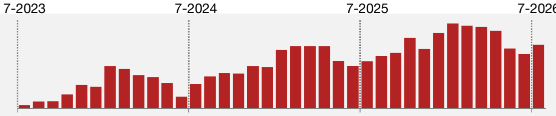
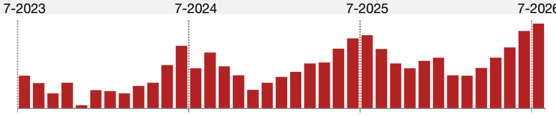
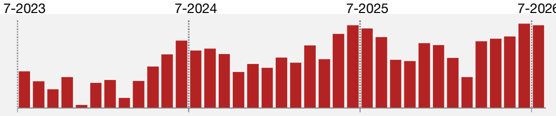
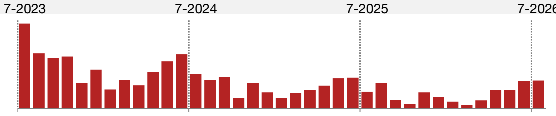
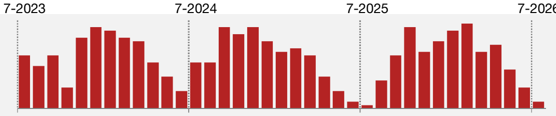
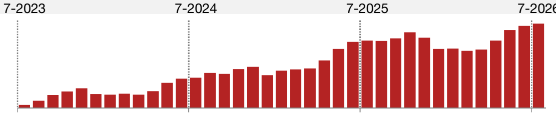
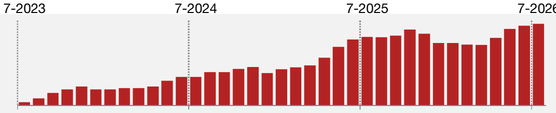
Quick Facts

- 1.3%	+ 0.7%	+ 13.1%
One-Year Change in Closed Sales All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Homes for Sale All Properties

Residential real estate activity in the Longleaf Pine service area only comprised of single family properties, townhouses and condominiums combined. Percent changes are calculated using rounded figures.

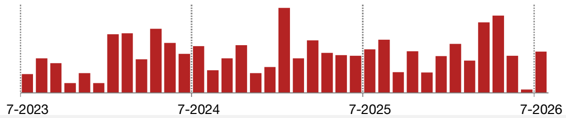
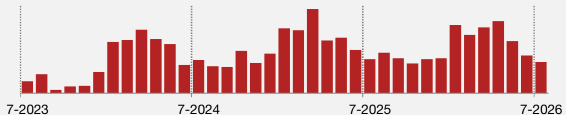
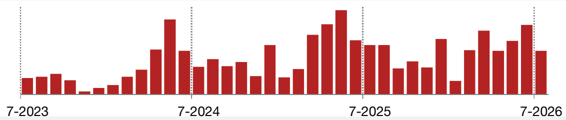
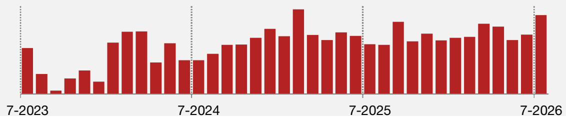
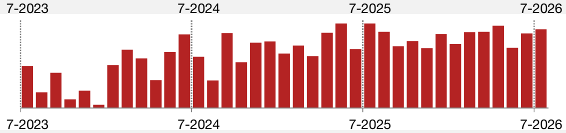
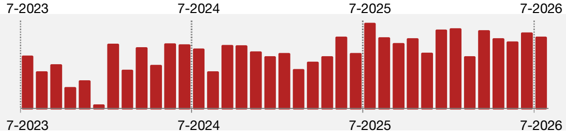
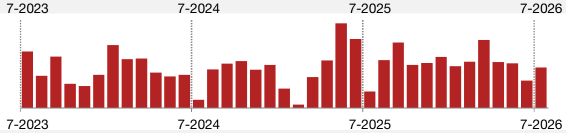
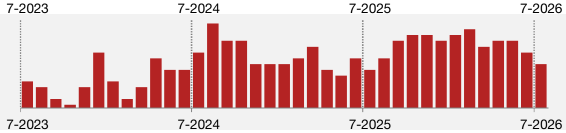
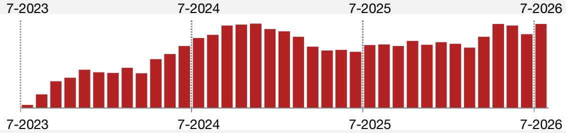
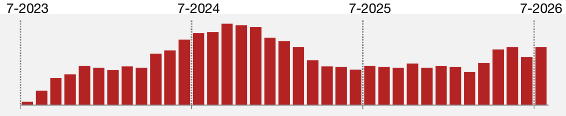
Single Family - Existing Market Overview

Key metrics for **Single Family - Existing Properties Only**, excluding Manufactured Housing, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		705	**710**	+ 0.7%	4,797	**4,904**	+ 2.2%
Pending Sales		485	**514**	+ 6.0%	3,274	**3,405**	+ 4.0%
Closed Sales		495	**491**	- 0.8%	3,019	**3,118**	+ 3.3%
Days on Market		38	**46**	+ 21.1%	41	**50**	+ 22.0%
Median Sales Price		$287,250	**$295,000**	+ 2.7%	$275,000	**$275,000**	0.0%
Avg. Sales Price		$305,451	**$307,646**	+ 0.7%	$295,350	**$297,099**	+ 0.6%
Pct. of List Price Received		98.0%	**98.4%**	+ 0.4%	98.2%	**98.1%**	- 0.1%
Affordability Index		129	**130**	+ 0.8%	135	**139**	+ 3.0%
Homes for Sale		1,468	**1,673**	+ 14.0%	--	**--**	--
Months Supply		3.4	**3.8**	+ 11.8%	--	**--**	--

Single Family - New Construction Market Overview

Key metrics for **Single Family - New Construction Properties Only** for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		209	**204**	- 2.4%	1,519	**1,476**	- 2.8%
Pending Sales		131	**127**	- 3.1%	1,198	**1,178**	- 1.7%
Closed Sales		164	**156**	- 4.9%	1,170	**1,130**	- 3.4%
Days on Market		94	**118**	+ 25.5%	103	**106**	+ 2.9%
Median Sales Price		$353,377	**$351,047**	- 0.7%	$347,950	**$349,900**	+ 0.6%
Avg. Sales Price		$376,909	**$369,064**	- 2.1%	$361,783	**$368,469**	+ 1.8%
Pct. of List Price Received		99.7%	**99.9%**	+ 0.2%	99.9%	**100.0%**	+ 0.1%
Affordability Index		82	**83**	+ 1.2%	83	**83**	0.0%
Homes for Sale		735	**843**	+ 14.7%	--	**--**	--
Months Supply		4.7	**5.4**	+ 14.9%	--	**--**	--

Townhouse/Condo Market Overview

Key metrics for **Townhouse/Condo Properties Only** for the report month and for year-to-date (YTD) starting from the first of the year.

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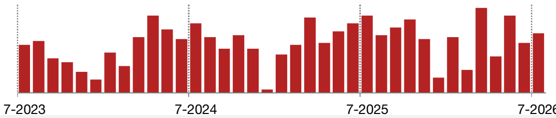
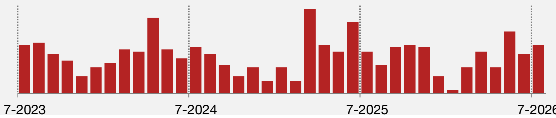
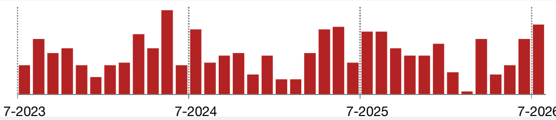
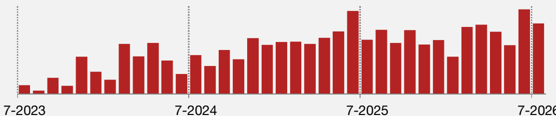
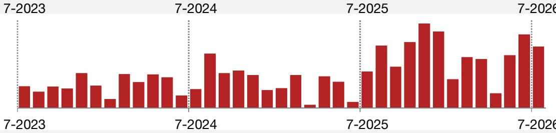
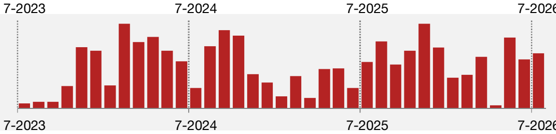
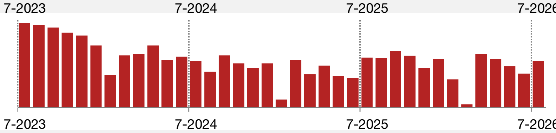
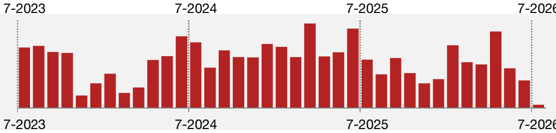
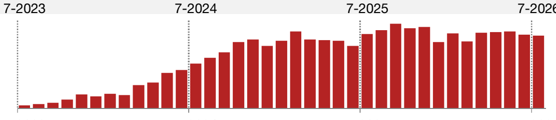
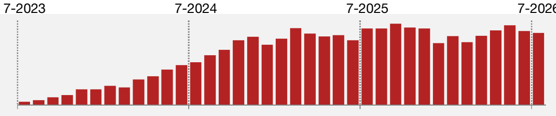
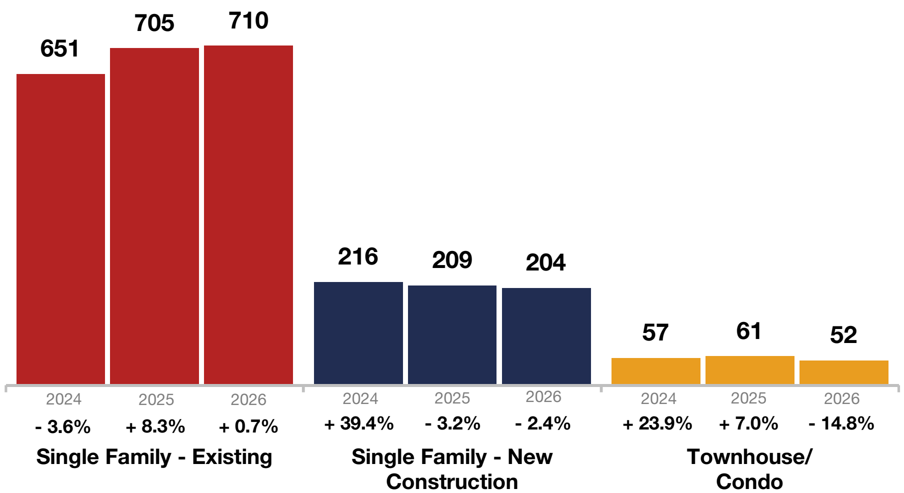
Key Metrics	Historical Sparklines	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		61	**52**	- 14.8%	365	**348**	- 4.7%
Pending Sales		32	**35**	+ 9.4%	239	**204**	- 14.6%
Closed Sales		39	**42**	+ 7.7%	214	**196**	- 8.4%
Days on Market		60	**77**	+ 28.3%	65	**71**	+ 9.2%
Median Sales Price		$185,000	**$219,000**	+ 18.4%	$165,080	**$199,500**	+ 20.9%
Avg. Sales Price		$199,708	**$206,212**	+ 3.3%	$188,307	**$198,904**	+ 5.6%
Pct. of List Price Received		97.9%	**97.7%**	- 0.2%	96.8%	**97.2%**	+ 0.4%
Affordability Index		215	**126**	- 41.4%	241	**139**	- 42.3%
Homes for Sale		163	**160**	- 1.8%	--	**--**	--
Months Supply		5.6	**5.3**	- 5.4%	--	**--**	--

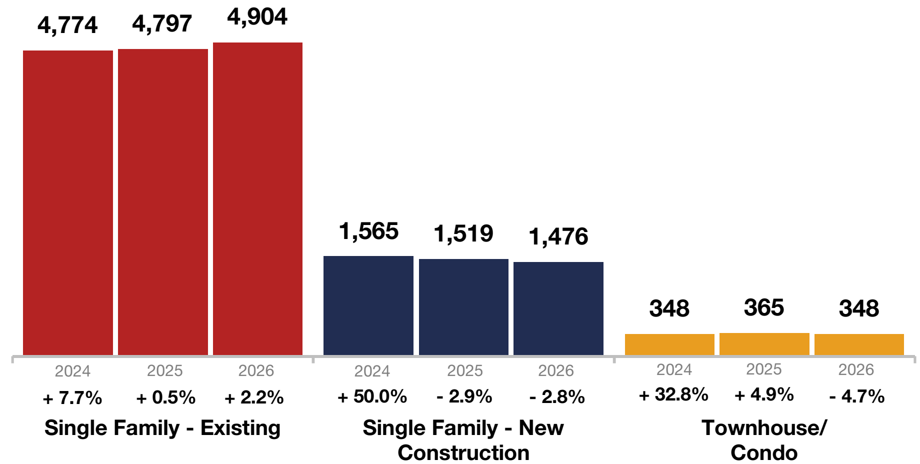
New Listings

A count of the properties that have been newly listed on the market in a given month.

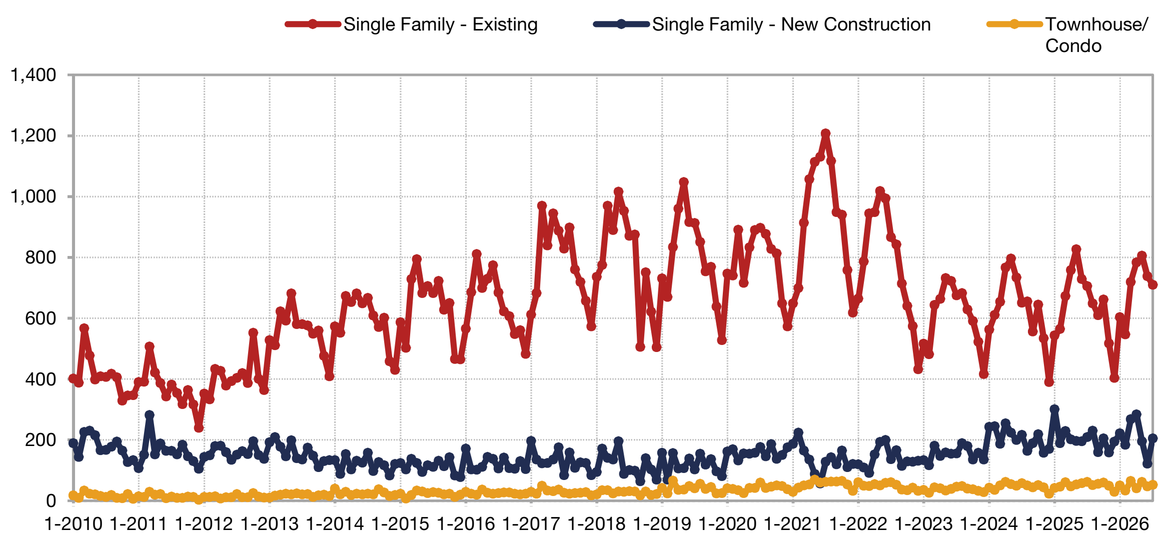
July



Year to Date



Historical New Listings by Month



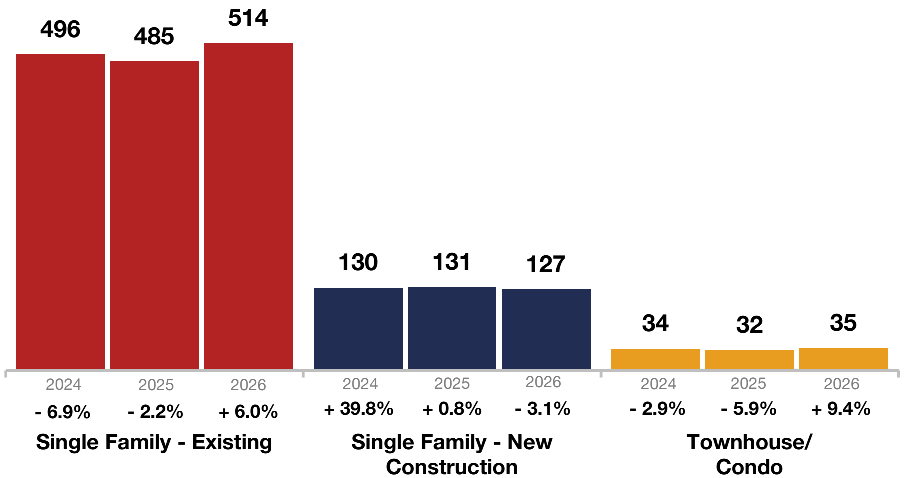
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family - Existing	Single Family - New Construction	Townhouse/ Condo
August 2025	648	230	51
September 2025	610	159	55
October 2025	661	205	59
November 2025	517	158	49
December 2025	403	194	29
January 2026	603	221	50
February 2026	546	184	33
March 2026	719	268	65
April 2026	783	283	40
May 2026	805	195	61
June 2026	738	121	47
July 2026	**710**	**204**	**52**
12-Month Avg.	645	202	49

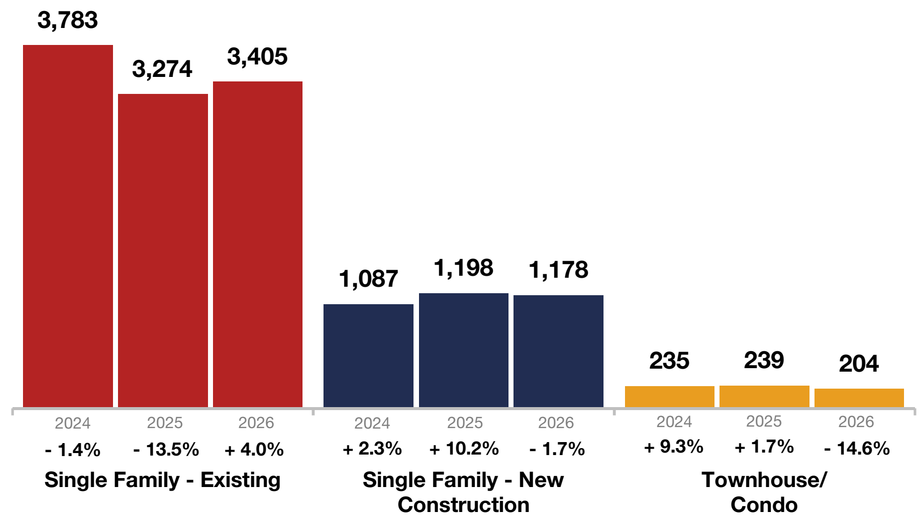
Pending Sales

A count of the properties on which offers have been accepted in a given month.

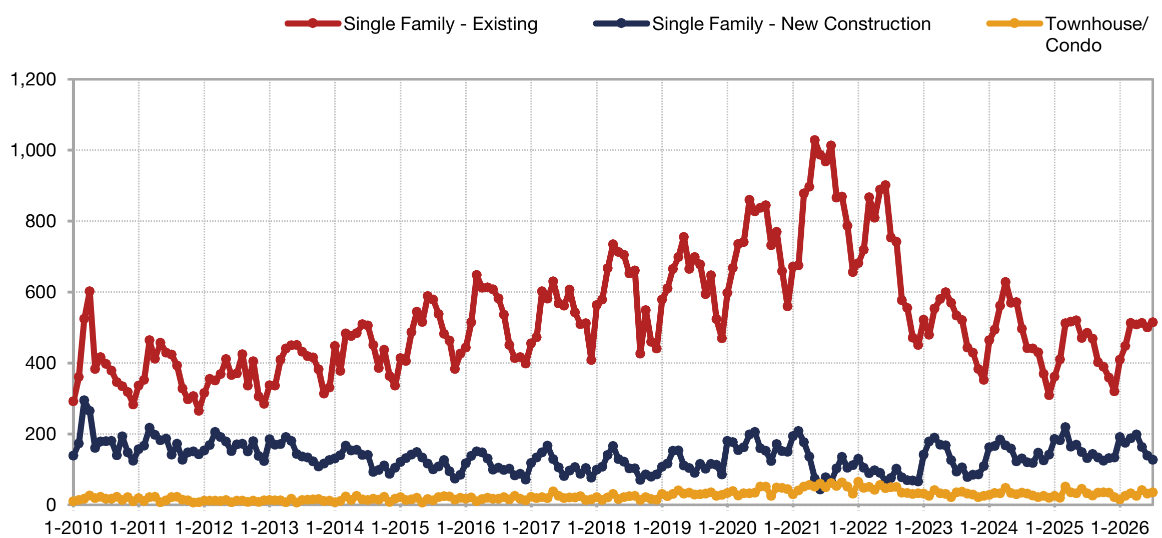
July



Year to Date



Historical Pending Sales by Month



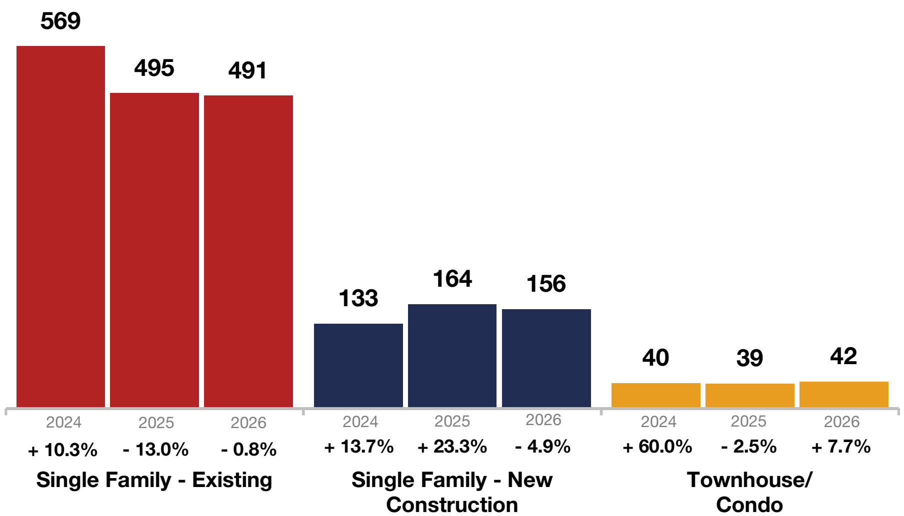
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family - Existing	Single Family - New Construction	Townhouse/ Condo
August 2025	468	143	26
September 2025	402	133	34
October 2025	389	124	35
November 2025	358	131	34
December 2025	320	133	21
January 2026	409	191	15
February 2026	448	174	25
March 2026	513	187	32
April 2026	508	198	25
May 2026	513	163	41
June 2026	500	138	31
July 2026	**514**	**127**	**35**
12-Month Avg.	445	154	30

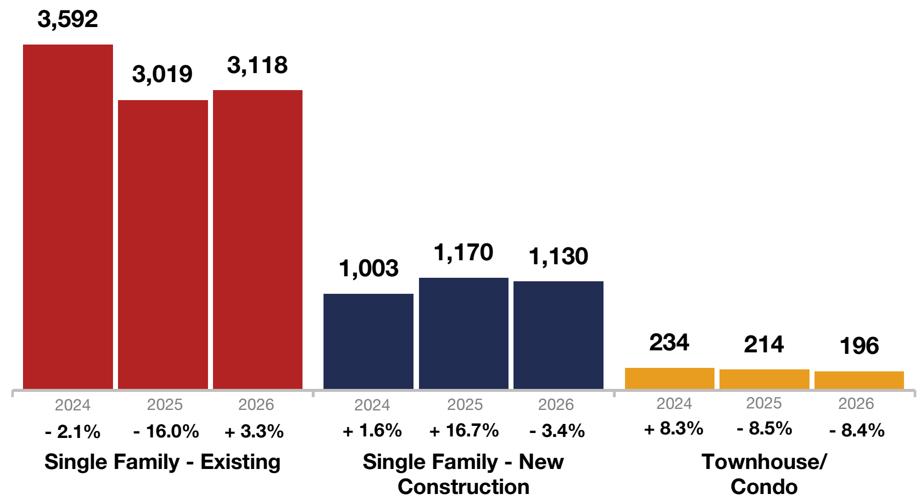
Closed Sales

A count of the actual sales that closed in a given month.

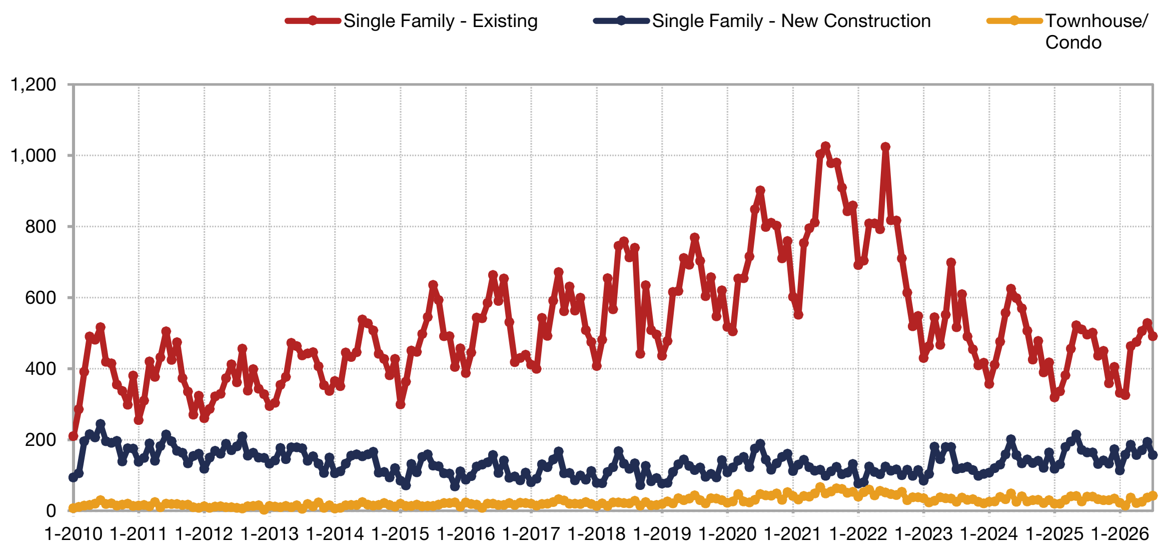
July



Year to Date



Historical Closed Sales by Month



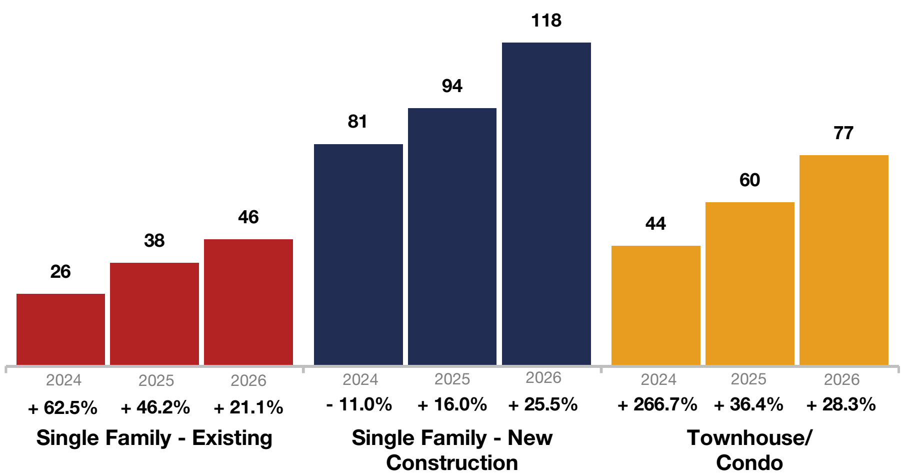
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family - Existing	Single Family - New Construction	Townhouse/ Condo
August 2025	501	164	39
September 2025	436	131	32
October 2025	449	141	29
November 2025	358	132	29
December 2025	404	173	34
January 2026	331	113	22
February 2026	325	157	14
March 2026	463	185	36
April 2026	475	156	21
May 2026	505	170	25
June 2026	528	193	36
July 2026	**491**	**156**	**42**
12-Month Avg.	439	156	30

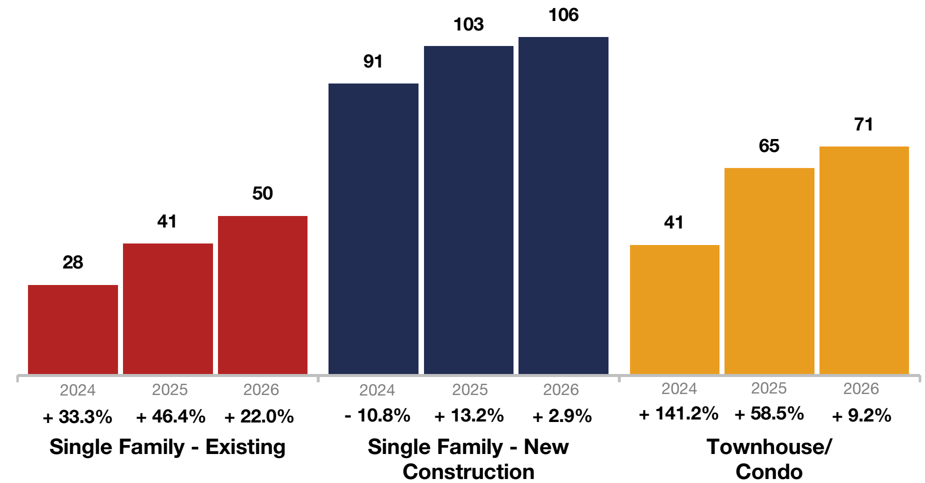
Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

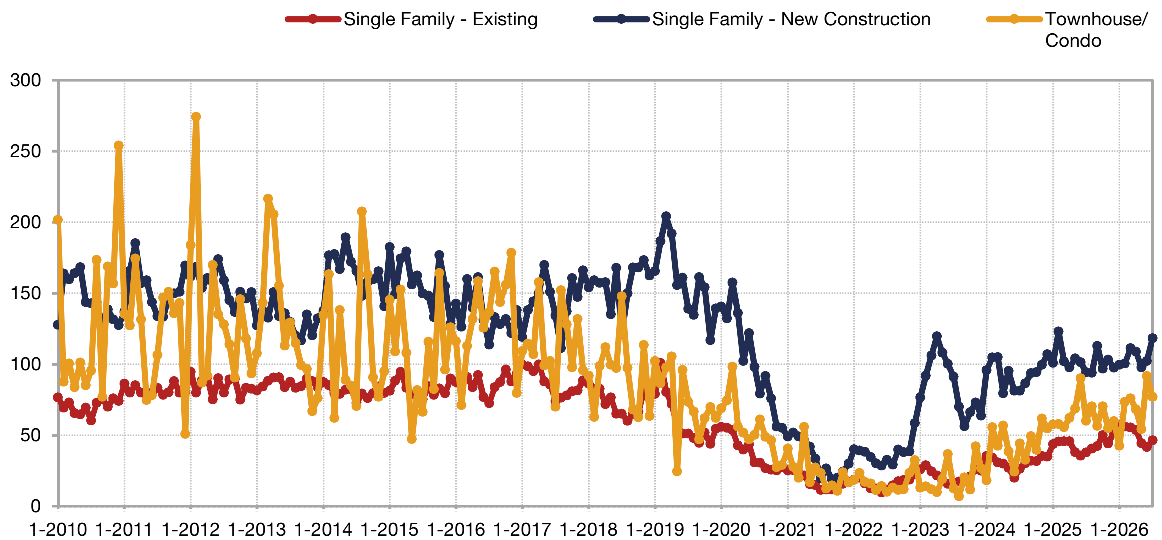
July



Year to Date



Historical Days on Market Until Sale by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

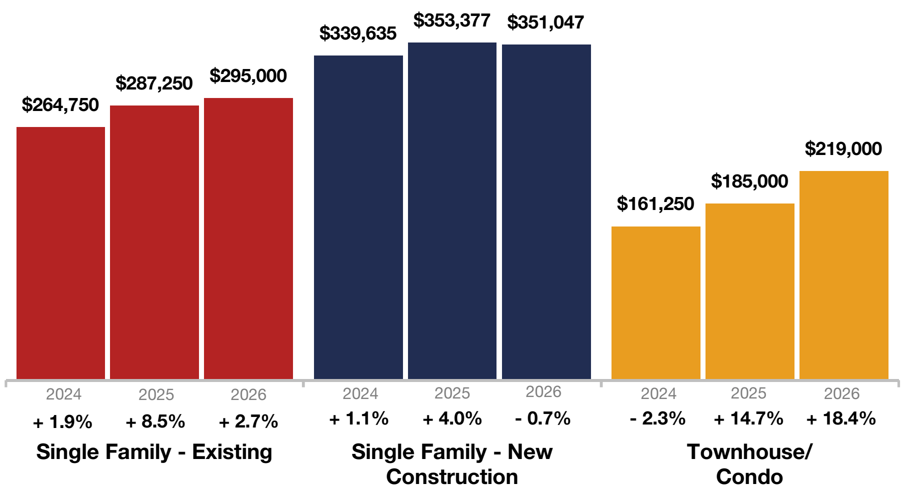
	Single Family - Existing	Single Family - New Construction	Townhouse/ Condo
August 2025	40	94	70
September 2025	42	113	56
October 2025	50	97	70
November 2025	44	103	55
December 2025	52	98	60
January 2026	57	100	42
February 2026	56	100	73
March 2026	55	111	76
April 2026	53	109	68
May 2026	44	98	54
June 2026	42	102	92
July 2026	**46**	**118**	**77**
12-Month Avg.*	49	104	66

* Days on Market for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

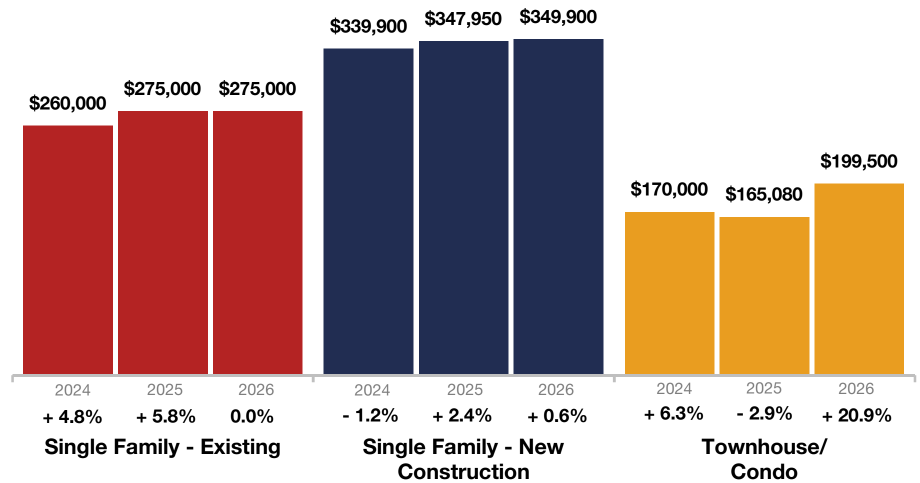
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

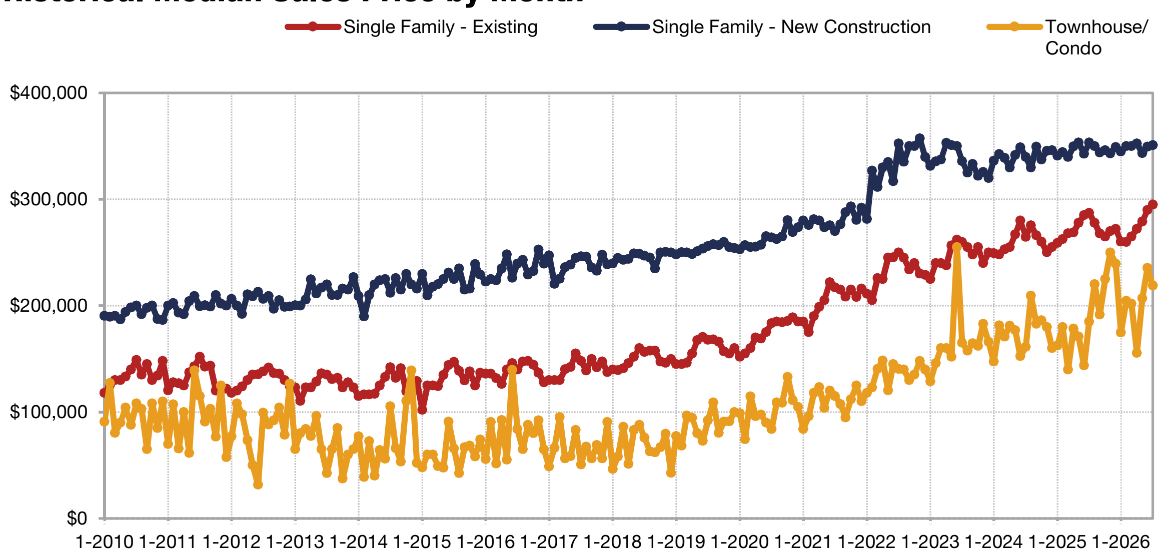
July



Year to Date



Historical Median Sales Price by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family - Existing	Single Family - New Construction	Townhouse/ Condo
August 2025	$277,800	$349,950	$220,000
September 2025	$268,000	$344,100	$191,500
October 2025	$264,900	$346,100	$225,000
November 2025	$269,900	$343,208	$250,000
December 2025	$272,000	$349,100	$239,250
January 2026	$260,000	$344,900	$174,750
February 2026	$259,900	$349,900	$204,500
March 2026	$265,000	$349,999	$201,950
April 2026	$272,000	$352,430	$155,500
May 2026	$279,000	$343,440	$207,000
June 2026	$290,000	$349,348	$235,500
July 2026	**$295,000**	**$351,047**	**$219,000**
12-Month Med.*	$272,792	$347,793	$210,329

* Median Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

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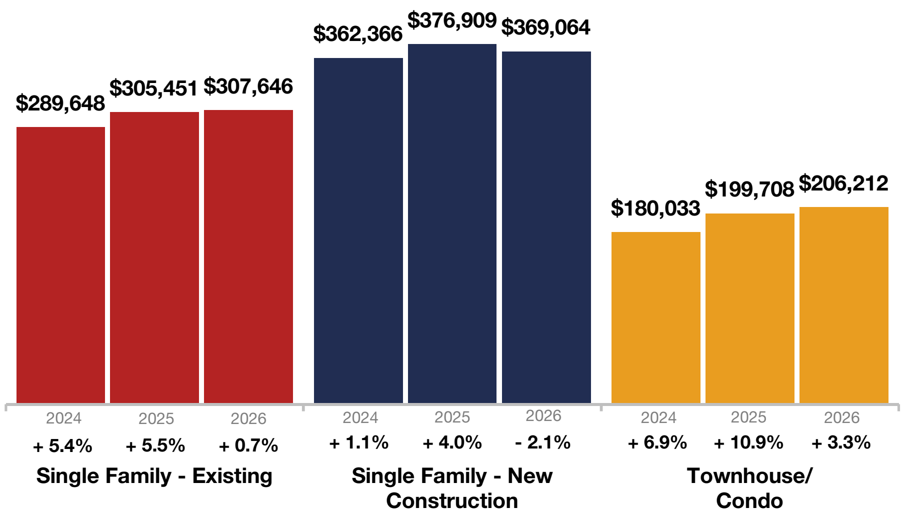
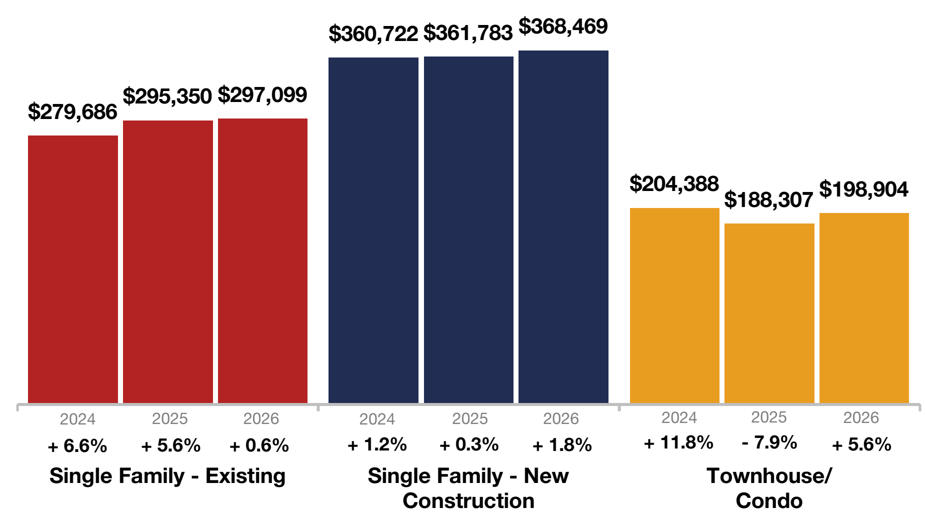
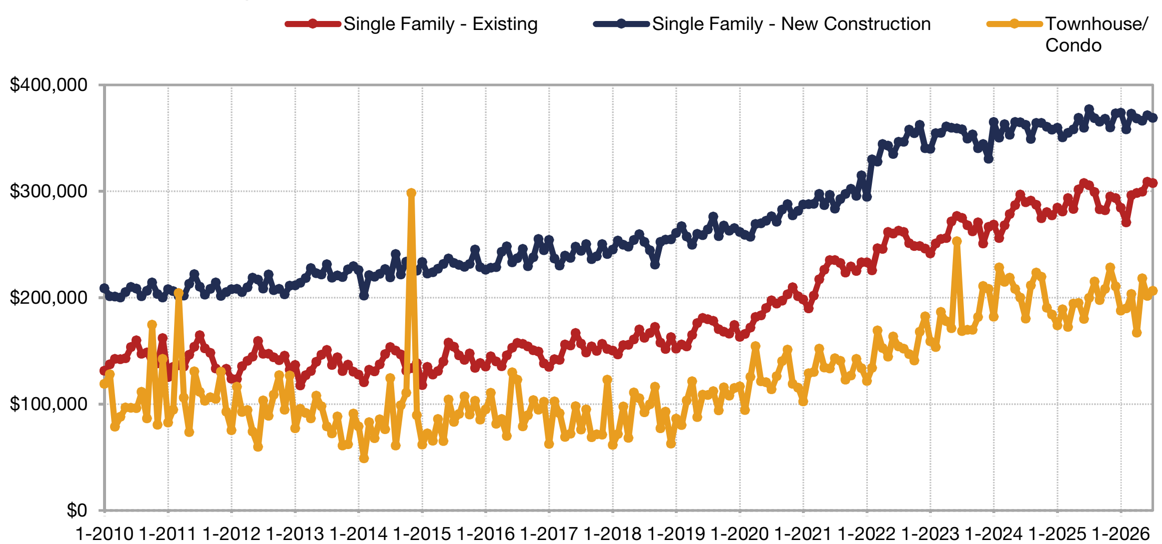
July



Year to Date



Historical Average Sales Price by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

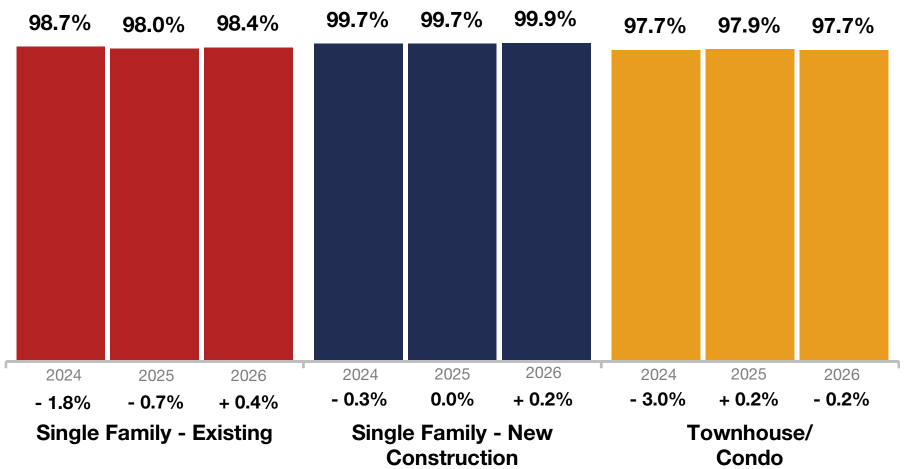
	Single Family - Existing	Single Family - New Construction	Townhouse/ Condo
August 2025	$299,192	$368,625	$215,056
September 2025	$282,953	$365,452	$197,736
October 2025	$282,145	$368,148	$208,169
November 2025	$294,864	$359,883	$228,390
December 2025	$293,491	$373,001	$210,596
January 2026	$284,446	$373,816	$187,814
February 2026	$270,720	$357,995	$189,871
March 2026	$296,190	$372,746	$203,435
April 2026	$298,184	$368,192	$167,052
May 2026	$299,643	$366,361	$217,950
June 2026	$308,798	$371,360	$201,564
July 2026	**$307,646**	**$369,064**	**$206,212**
12-Month Avg.*	$293,189	$367,887	$202,820

* Avg. Sales Price for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

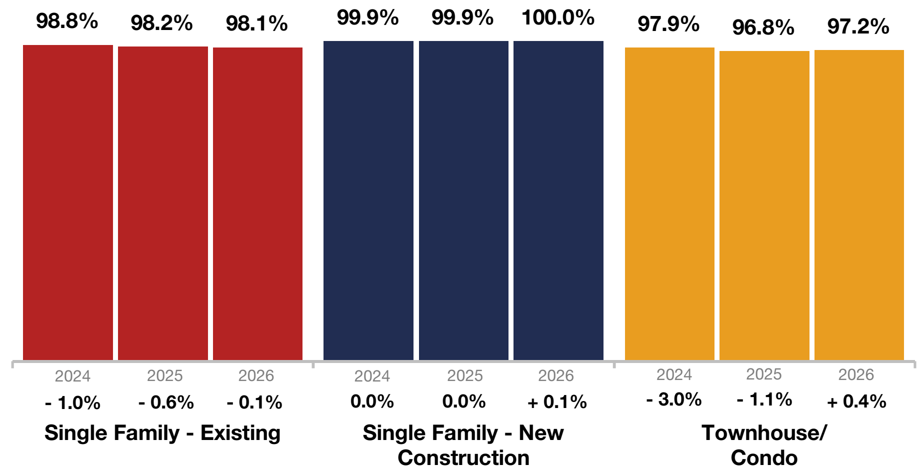
Percent of List Price Received

Percentage found when dividing a property's sales price by its most recent list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

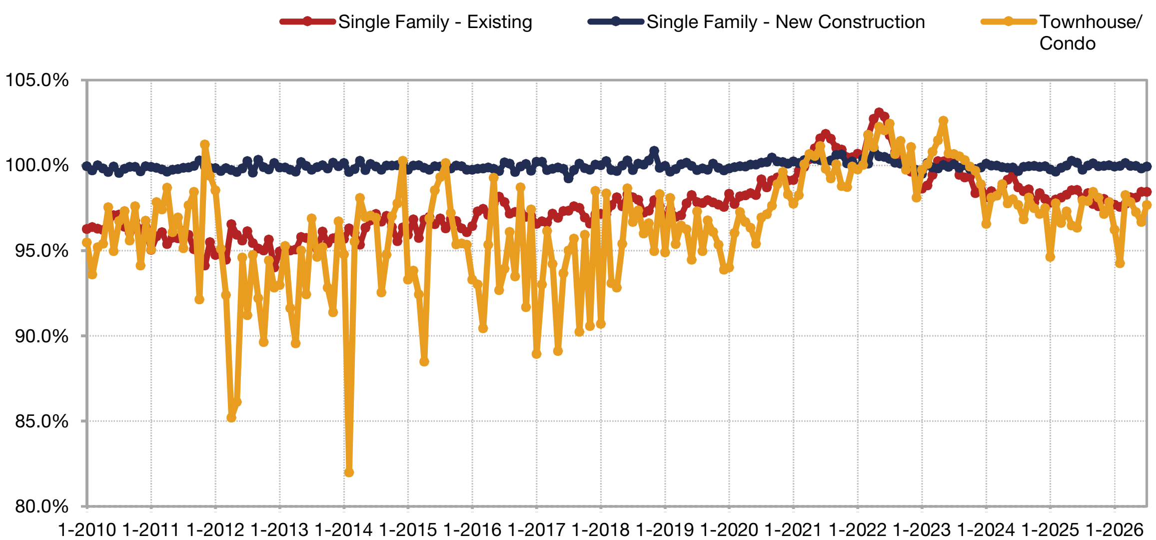
July



Year to Date



Historical Percent of List Price Received by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

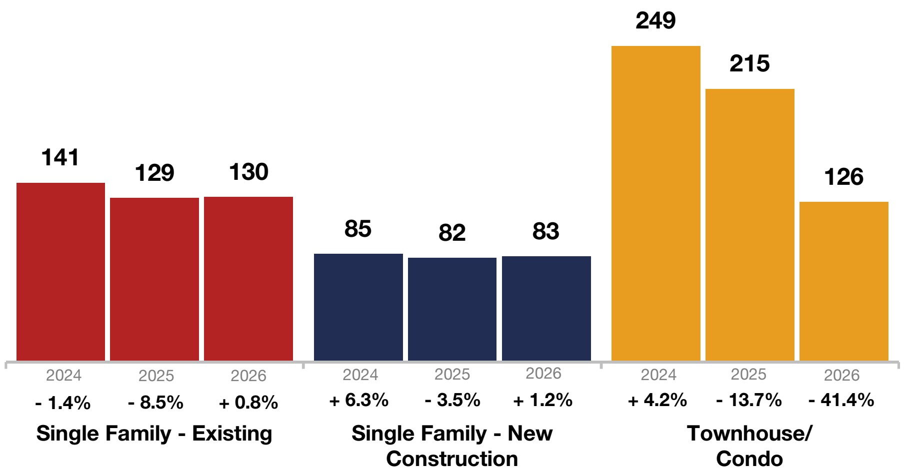
	Single Family - Existing	Single Family - New Construction	Townhouse/ Condo
August 2025	98.4%	100.0%	97.9%
September 2025	97.7%	100.1%	98.4%
October 2025	97.6%	99.9%	98.1%
November 2025	98.0%	100.0%	97.1%
December 2025	97.8%	100.0%	97.8%
January 2026	97.7%	99.9%	96.2%
February 2026	97.6%	100.0%	94.3%
March 2026	97.7%	100.1%	98.2%
April 2026	98.1%	100.0%	97.8%
May 2026	98.1%	99.9%	97.3%
June 2026	98.4%	99.8%	96.7%
July 2026	**98.4%**	**99.9%**	**97.7%**
12-Month Avg.*	98.0%	100.0%	97.3%

* Pct. of List Price Received for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

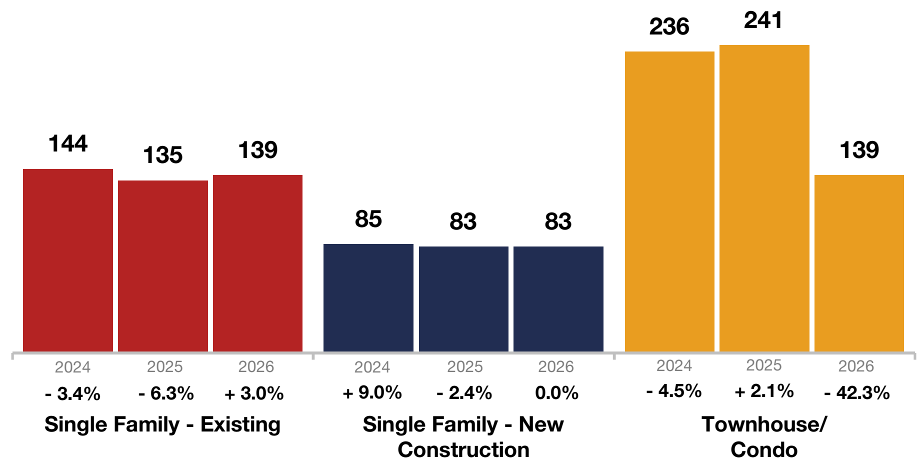
Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

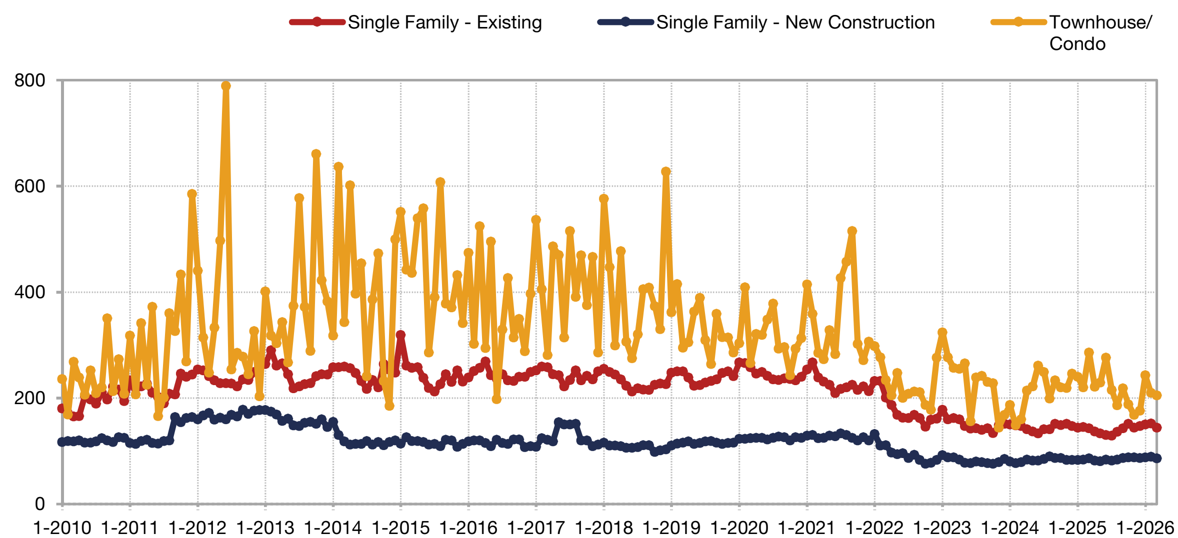
July



Year to Date



Historical Housing Affordability Index by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

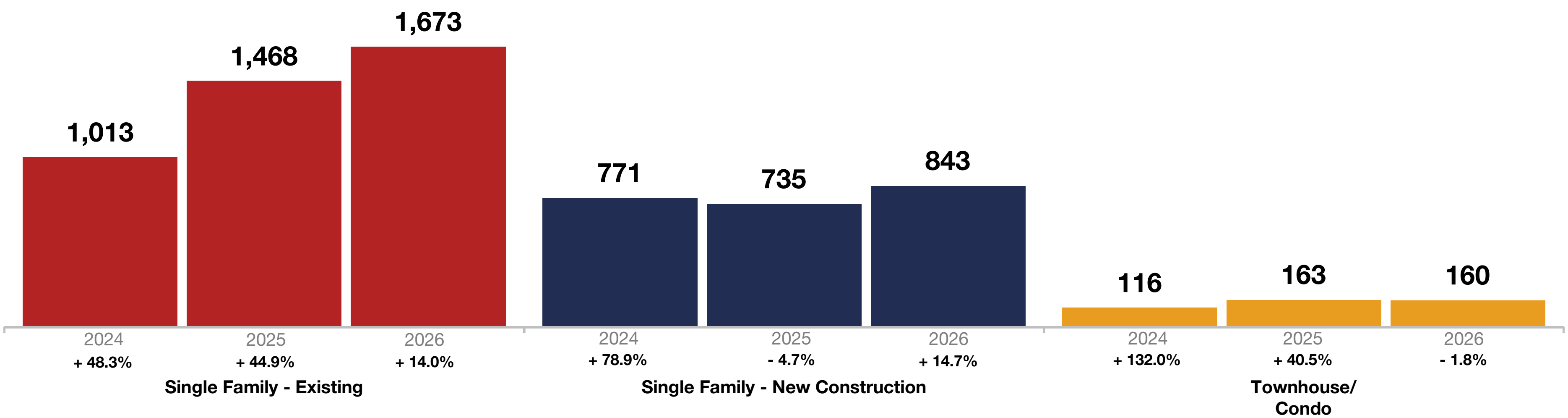
	Single Family - Existing	Single Family - New Construction	Townhouse/ Condo
August 2025	136	84	186
September 2025	143	87	218
October 2025	151	88	188
November 2025	144	88	168
December 2025	147	87	176
January 2026	150	88	243
February 2026	152	89	210
March 2026	144	86	205
April 2026	146	87	270
May 2026	139	87	198
June 2026	134	85	174
July 2026	**130**	**83**	**126**
12-Month Avg.*	143	87	197

* Affordability Index for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

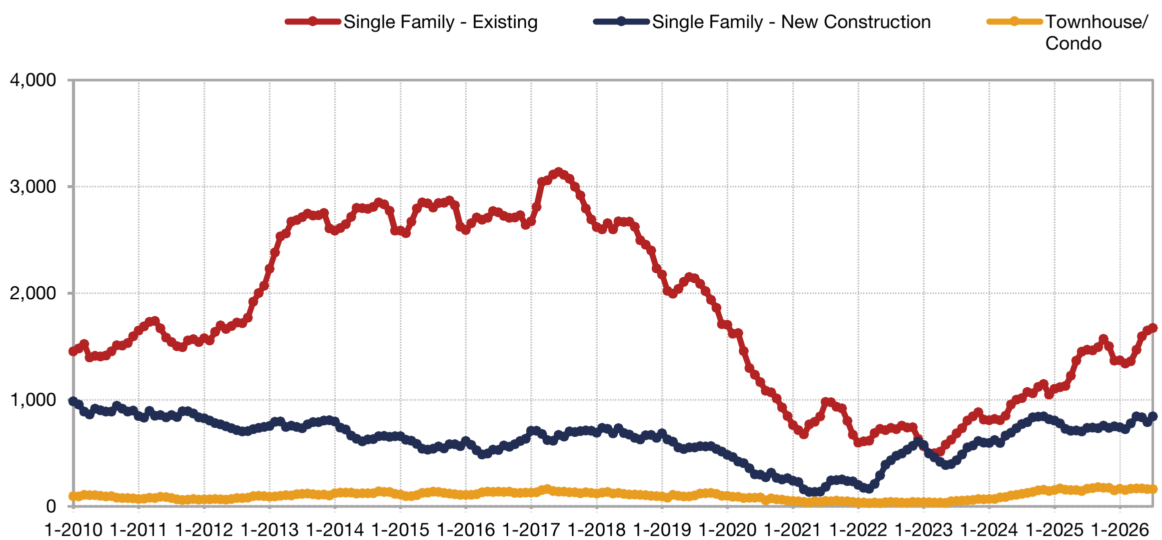
Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

July



Historical Inventory of Homes for Sale by Month



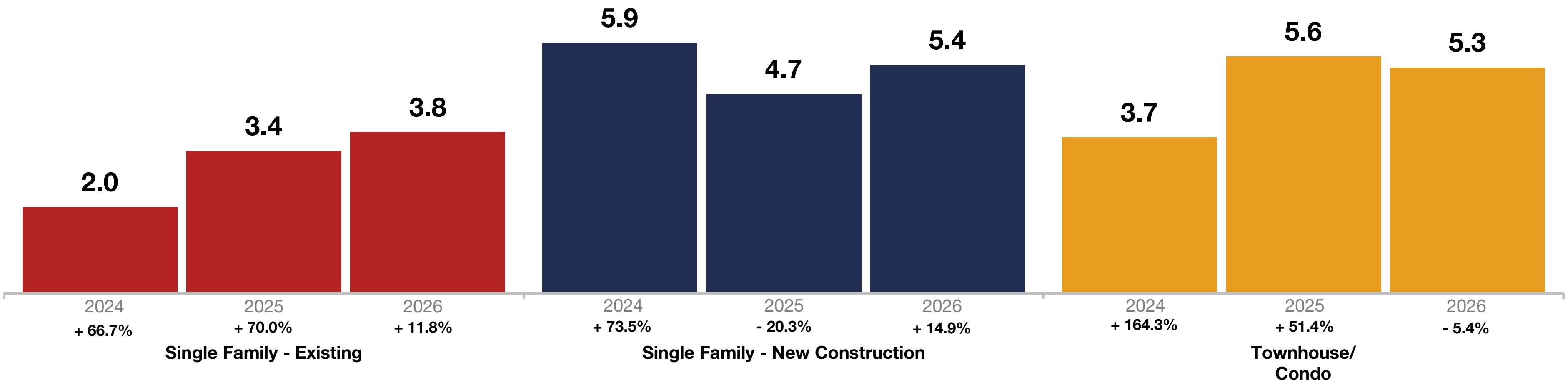
Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family - Existing	Single Family - New Construction	Townhouse/ Condo
August 2025	1,463	738	169
September 2025	1,492	731	179
October 2025	1,570	756	172
November 2025	1,501	736	174
December 2025	1,365	749	150
January 2026	1,369	742	164
February 2026	1,340	722	151
March 2026	1,359	777	165
April 2026	1,467	843	166
May 2026	1,594	835	167
June 2026	1,647	790	162
July 2026	**1,673**	**843**	**160**
12-Month Avg.	1,487	772	165

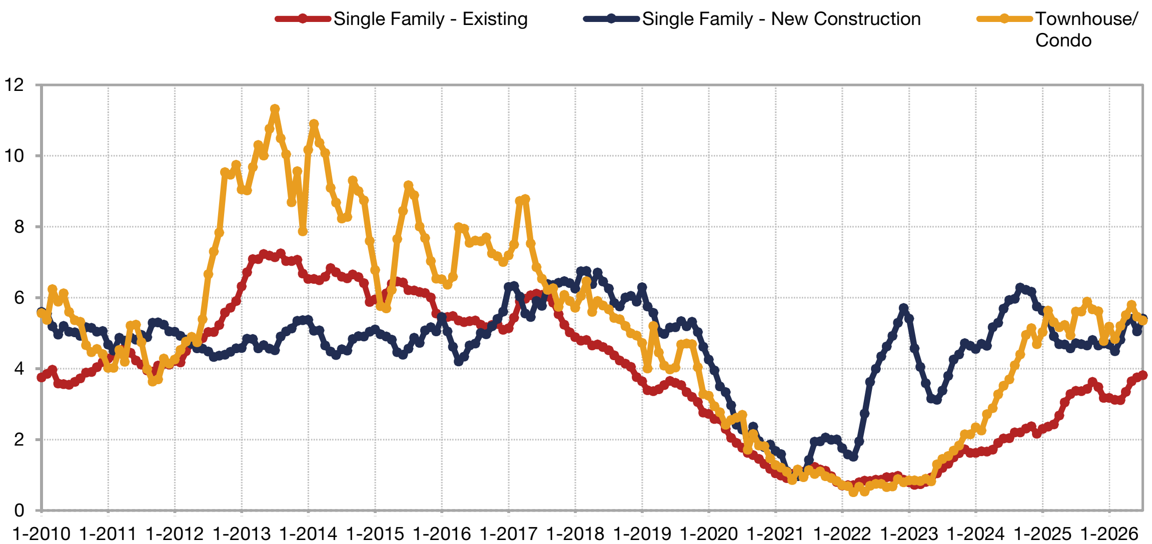
Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly closed sales from the last 12 months.

July



Historical Months Supply of Inventory by Month



Note: If no activity occurred during a month, no data point is shown and the line extends to the next available data point.

	Single Family - Existing	Single Family - New Construction	Townhouse/ Condo
August 2025	3.4	4.7	5.6
September 2025	3.4	4.6	5.9
October 2025	3.6	4.8	5.7
November 2025	3.5	4.6	5.6
December 2025	3.2	4.7	4.8
January 2026	3.2	4.7	5.2
February 2026	3.1	4.5	4.8
March 2026	3.1	4.8	5.2
April 2026	3.3	5.3	5.5
May 2026	3.6	5.4	5.8
June 2026	3.8	5.0	5.5
July 2026	**3.8**	**5.4**	**5.3**
12-Month Avg.*	3.4	4.9	5.4

* Months Supply for all properties from August 2025 through July 2026. This is not the average of the individual figures above.

All Residential Properties Overview

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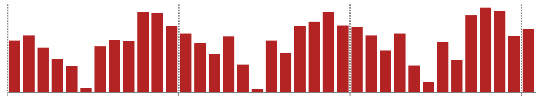
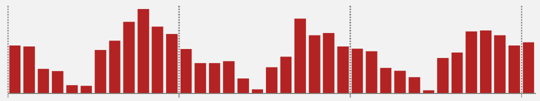
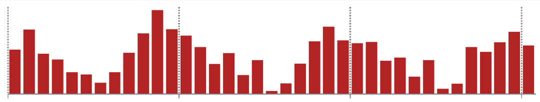
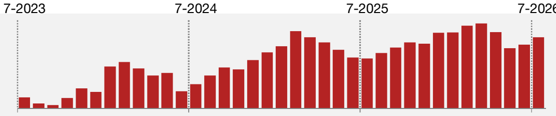
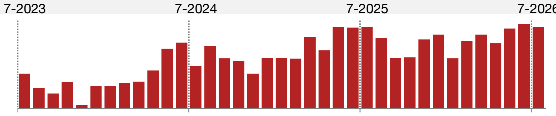
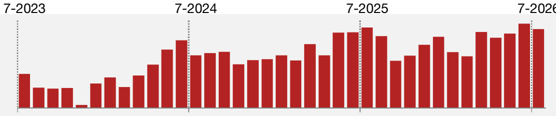
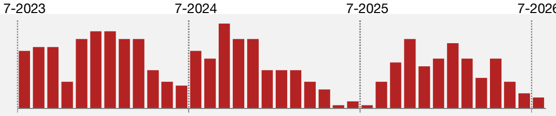
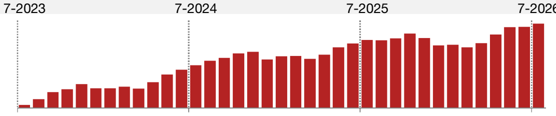
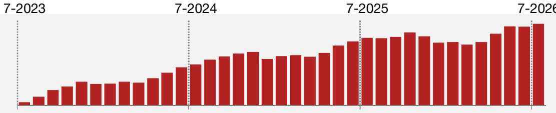
Key metrics for single-family properties, townhouses, and condominiums combined, for all construction statuses, for the report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparklines	7-2025	7-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		975	**966**	- 0.9%	6,681	**6,728**	+ 0.7%
Pending Sales		648	**676**	+ 4.3%	4,711	**4,787**	+ 1.6%
Closed Sales		698	**689**	- 1.3%	4,403	**4,444**	+ 0.9%
Days on Market		52	**65**	+ 25.0%	59	**65**	+ 10.2%
Median Sales Price		$305,000	**$307,000**	+ 0.7%	$299,900	**$299,999**	+ 0.0%
Avg. Sales Price		$316,379	**$315,369**	- 0.3%	$307,814	**$310,940**	+ 1.0%
Pct. of List Price Received		98.4%	**98.7%**	+ 0.3%	98.6%	**98.5%**	- 0.1%
Affordability Index		120	**122**	+ 1.7%	122	**125**	+ 2.5%
Homes for Sale		2,366	**2,676**	+ 13.1%	--	**--**	--
Months Supply		3.8	**4.3**	+ 13.2%	--	**--**	--